



# CITY OF SANTEE

## Tenant Improvements Minimum Storm Water Requirements

### Why Does Storm Water Review My Plans?

Tenant improvement, renovation, development, and redevelopment projects have the potential to pollute our waterways. The Storm Water Program ensures that these types of activities use **Best Management Practices** in order to prevent pollution.

#### Best Management Practices (BMPs)

BMP's are procedures, practices, activities, and devices that prevent or reduce the discharge of pollutants. Some common construction related BMP's are:

- Fiber Rolls
- Silt Fence
- Tarps
- Gravel bags
- Drop Cloths
- Street Sweeping
- Stockpile Management
- Waste Management
- Concrete Washout

#### All Tenant Improvements Require:

- ⇒ **STORM WATER NOTES** specific to your project.
- ⇒ **BMP PLAN SHEET** which demonstrates graphically, BMP's to be utilized during construction on your site plan.
- ⇒ **ASBESTOS SURVEY** for buildings built prior to 1985.

### Storm Water Notes:

Storm Water Notes shall be listed within the plans, thoroughly representing all applicable BMP's that will be implemented before, during, and after construction. For Example:

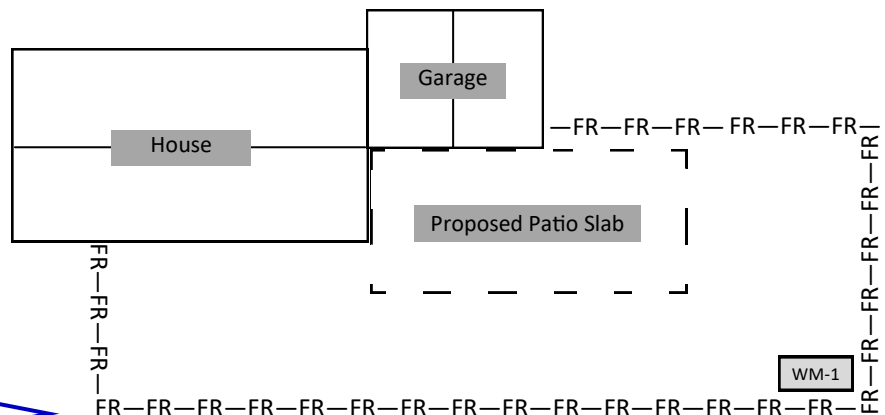
- ⇒ ***"All stockpiles will be covered at the end of each work day."***
- ⇒ ***"Non-storm water shall not be discharged; all liquids and materials will be captured, contained, and properly disposed of."***

### BMP Plan Sheet:

All BMP's shall be situated on the project Site Plan graphically as it will occur during construction.

#### For Example:

A home improvement that will utilize *Fiber Rolls* surrounding the backyard perimeter, and *Material Delivery & Storage* (WM-1) in the corner of the yard, would appear on BMP Plan sheet or Site Plan similar to this



### Asbestos Survey:

All projects must state the original date of construction on the plans. Any buildings dated before 1985 must conduct a survey checking for the presence of asbestos, or lead-based paint materials. The project applicant must provide documentation that either:

- ⇒ These materials are not present in building materials
- ⇒ The materials have been properly removed and disposed of prior to permit issuance